



**30 Priory Gate, Blackpool**

Blackpool

Offers Over **£170,000**

# 30 Priory Gate

Blackpool, Blackpool

Nestled within a sought-after residential location on a tranquil crescent, this well-presented 3 bedroom semi-detached family home offers a perfect blend of comfort and style. Upon entering the property, you are welcomed by a spacious hallway leading to a cosy lounge, ideal for relaxing evenings with loved ones. The heart of the home lies in the open-plan modern kitchen/diner, complete with a breakfast bar and patio doors that seamlessly connect the indoor and outdoor living spaces. For added convenience, a cleverly designed utility space under the stairs ensures practicality at its finest. Upstairs, three bedrooms await, complemented by a three-piece suite bathroom, providing ample space for the whole family to unwind and recharge.

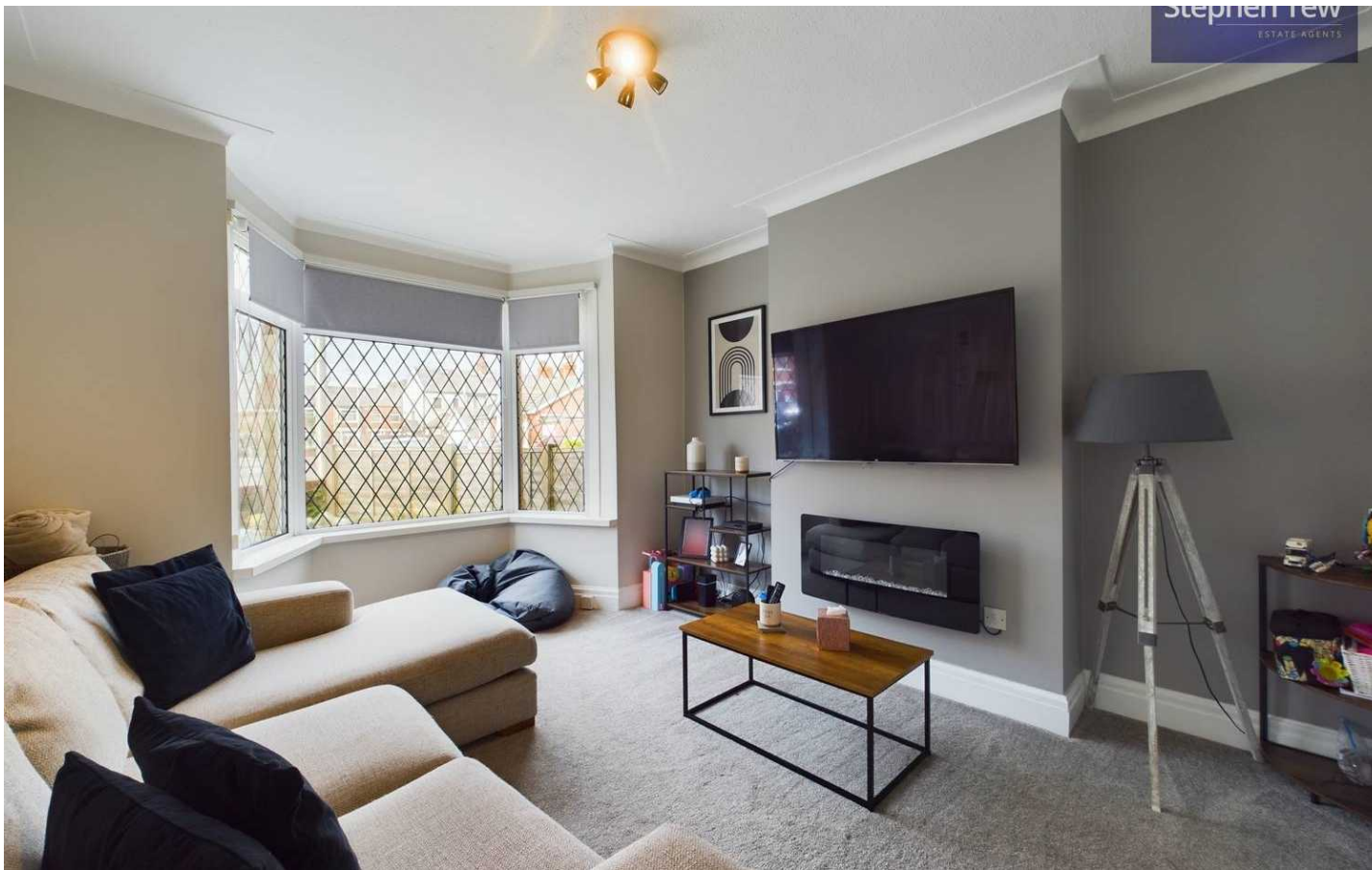
Step outside into the south-facing enclosed rear garden, a true haven for outdoor enthusiasts and perfect for soaking up the sun all year round. The well-maintained garden boasts a laid to lawn and flagged patio area, ideal for al fresco dining, hosting gatherings, or simply enjoying a morning coffee in the fresh air. This property is not only a charming retreat but also strategically located within close proximity to local schools, shops, and transport links, ensuring utmost convenience for daily living. Don't miss this opportunity to make this inviting abode your next home sweet home.

Council Tax band: B

Tenure: Freehold

- Well Presented 3 Bedroom Semi-Detached Family Home
- Sought After Residential Location On A Quiet Crescent
- Hallway, Lounge, Open Plan Modern Kitchen/Diner with Breakfast Bar and Patio Doors Leading Out To The Garden
- Convenient Utility Space Under The Stairs
- 3 Bedrooms, 3 Piece Suite Bathroom
- South Facing Enclosed Rear Garden
- Within Close Proximity To Local Schools, Shops And Transport Links





**Hallway**  
14' 11" x 5' 8" (4.56m x 1.73m)

**Lounge**  
11' 10" x 11' 4" (3.60m x 3.45m)

**Kitchen / Diner**  
9' 11" x 16' 2" (3.01m x 4.92m)

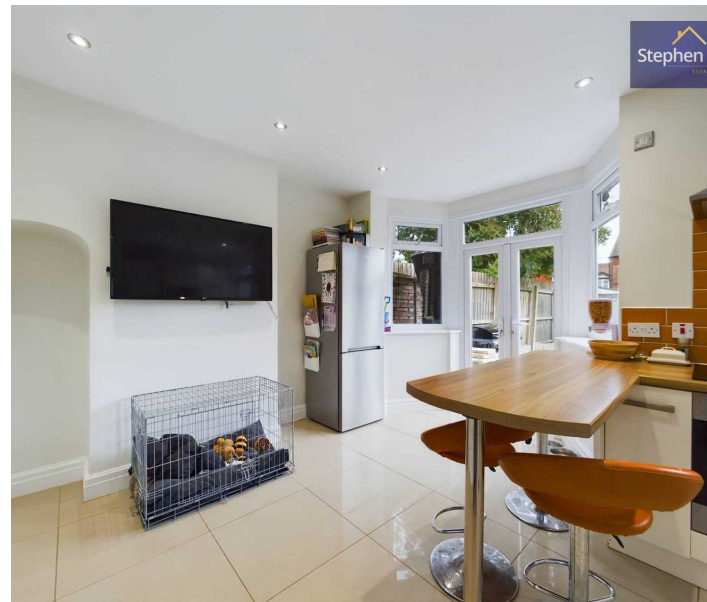
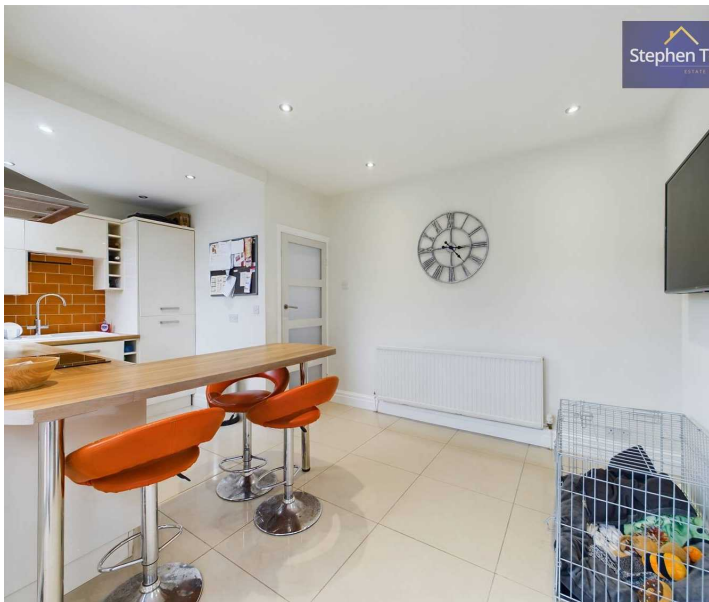
**Landing**  
8' 0" x 3' 8" (2.43m x 1.11m)

**Bedroom 1**  
14' 6" x 10' 6" (4.41m x 3.19m)

**Bedroom 2**  
13' 1" x 9' 8" (4.00m x 2.95m)

**Bedroom 3**  
6' 8" x 6' 10" (2.02m x 2.08m)

**Bathroom**  
8' 1" x 7' 1" (2.46m x 2.17m)





### Hallway

14' 11" x 5' 8" (4.56m x 1.73m)

### Lounge

11' 10" x 11' 4" (3.60m x 3.45m)

### Kitchen / Diner

9' 11" x 16' 2" (3.01m x 4.92m)

### Landing

8' 0" x 3' 8" (2.43m x 1.11m)

### Bedroom 1

14' 6" x 10' 6" (4.41m x 3.19m)

### Bedroom 2

13' 1" x 9' 8" (4.00m x 2.95m)

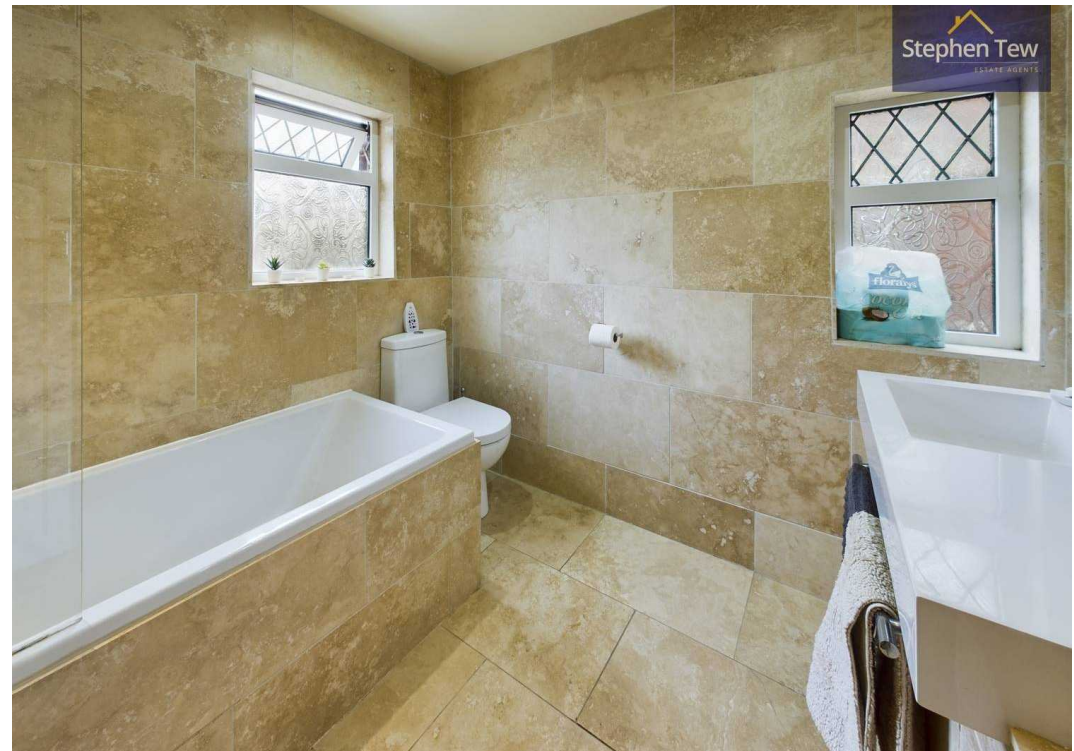
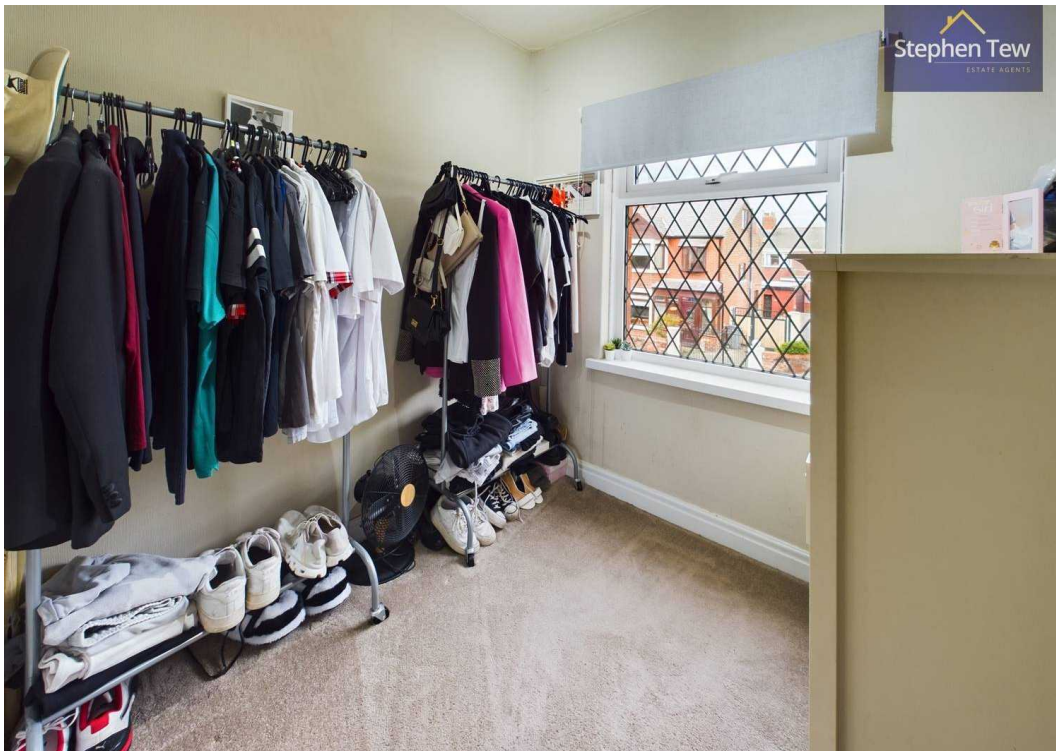
### Bedroom 3

6' 8" x 6' 10" (2.02m x 2.08m)

### Bathroom

8' 1" x 7' 1" (2.46m x 2.17m)







### FRONT GARDEN

Gravelled garden to the front.

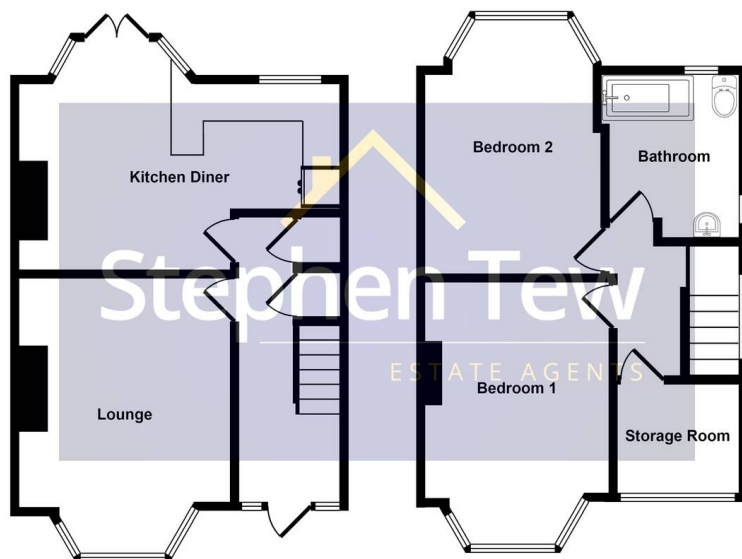
### REAR GARDEN

South facing garden to the rear with laid to lawn and flagged patio area.

### ON STREET

1 Parking Space





Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





## Stephen Tew Estate Agents

Stephen Tew Estate Agents, 132 Highfield Road - FY4 2HH

01253 401111

[info@stephentew.co.uk](mailto:info@stephentew.co.uk)

[www.stephentew.co.uk](http://www.stephentew.co.uk)

